SECOR

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July 19, 2005

Project No. 08CH.51312.05

Mr. Don Rideout
City of Carlsbad
Planning Department
1635 Faraday Avenue
Carlsbad, CA 92008-7314

Subject: CEQA Checklist & Habitat Management Plan
Chevron Station # 9-1312
2500 El Camino Real
Carlsbad, CA

Dear Mr. Rideout:

SECOR International Incorporated (SECOR) is pleased to provide the City of Carlsbad with this California Environmental Quality Act (CEQA) Checklist and Habitat Management Plan and Vegetation Assessment for the area surrounding groundwater monitoring wells at the above referenced site that are proposed for abandonment. The site has received a letter for no further action (pending monitoring well removal) from the County of San Diego, Department of Environmental Health (DEH), Site Assessment and Mitigation Program (SAM) on October 11, 2004.

SECOR contacted the City of Carlsbad for a well permit to perform the required monitoring well removal activities. Twenty monitoring wells are ready to be abandoned following SECOR's mitigation of a leaking underground fuel tank at Chevron Station # 9-1312 in the City of Carlsbad, California. Two of the twenty monitoring wells exist in vegetated areas on the northeast and northwest sides of the intersection of Haymar Drive and El Camino Real in Carlsbad. The City of Carlsbad indicated that SECOR would need approval from the City Planning Department prior to receiving a well permit for the removal activities. Don Rideout, with the Planning Department was notified of the activities and requested a letter describing the proposed activities as well as a native plant assessment. The native plant assessment was submitted by SECOR to the Carlsbad Planning Department dated December 20, 2004. The City of Carlsbad Planning Department responded with a letter dated December 29, 2004 included as Attachment A. The letter requested a CEQA checklist and a Habitat Management Plan and Vegetation Assessment for the proposed well removal activities. The Habitat Management Plan and Vegetation Assessment was completed by a Biologist with EDAW Inc. and is included as Attachment B. SECOR completed the CEQA checklist which is included as Attachment C.

SECOR proposes to mitigate for the temporary impacts of the on-site drilling activities through hand-broadcasting coastal sage scrub seed. At this time, SECOR is requesting the approval from the City of Carlsbad Planning Department to apply for a well permit with the City of Carlsbad for the proposed well removal activities referenced in the following reports.

If you have any questions concerning this request, please contact the undersigned at (619) 296-6195.

Sincerely,

SECOR International Incorporated

Kelsi S. Nelson
Project Engineer

Kimberly N. Thompson
Remediation Engineer Project Manager

Attachments: Attachment A – City of Carlsbad Planning Department Response Letter
Attachment B – Vegetation Assessment and Habitat Management Plan
Attachment C – CEQA Checklist

cc: Eric Roehl, Chevron Environmental Management Company
Kent Huth, County of San Diego, Department of Environmental Health, Site Assessment and Mitigation Program

Attachment A

City of Carlsbad
Planning Department

December 29, 2004

RECEIVED

JAN 03 2005

Kelsi S. Jensen
Secor International
2655 Camino Del Rio North
San Diego, CA 92108-1633

SUBJECT: CHEVRON SERVICE STATION FACILITY NO. 9-1312

Thank you for submitting the information regarding the well abandonment project near the intersection of El Camino Real and Haymar Drive. Based on the information you provided, the following approvals will be needed from the City of Carlsbad:

1. The project must be analyzed for compliance with the California Environmental Quality Act (CEQA). You will need to submit an application for this and pay the required fee. The application material will include a checklist that you will need to complete and return. As part of the checklist you will need to provide a complete project description that discusses methods of construction, staging areas, access to the site, structures that will remain in place after the well abandonment is completed, and a tentative schedule. Also, please provide a copy of the letter from the County as referenced in your letter of December 20, 2004. A mitigated negative declaration will most likely be prepared. The City will be the lead agency for this work, and a 30 day public comment period will be required.

2. Although no sensitive species are likely to be present, a Habitat Management Plan permit will be needed from the City of Carlsbad to permit impacts to vegetation. You will need to submit an application for this at the same time that you apply for the CEQA review. There is no fee for this application. You will need to submit a more detailed biological study, including a vegetation map showing delineated polygons of vegetation types for the project area and vicinity. Please use the modified Holland system of vegetation classification. Preliminary vegetation data can be obtained from the City's Geographic Information Services Department. This data should be supplemented by field survey. The biology report should also quantify by vegetation type the area to be impacted by the project, both temporary and permanent impacts. Mitigation will be required for these impacts.

If you have any questions about the submittal requirements, please call me at (760) 602-4602.

Sincerely,

DON RIDEOUT
Principal Planner

Attachment B

Vegetation Assessment
Monitoring Well Removal Project

Chevron Station # 9-1312
2500 El Camino Real
Carlsbad, California 92008-1201

FOR:

SECOR International Incorporated
2655 Camino Del Rio North, Suite 302
Chula Vista, CA 91910

SUBMITTED BY:

Brian Woodward
Biologist

June 24, 2005

EDAW, Inc.
1420 Kettner Boulevard
Suite 620
San Diego, California 92101

Synopsis

Twenty monitoring wells are ready to be abandoned following SECOR's mitigation of a leaking underground fuel tank at Chevron Station # 9-1312 in the City of Carlsbad, California. Two of the twenty monitoring wells exist in vegetated areas on the northeast and northwest sides of the intersection of Haymar Drive and El Camino Real in Carlsbad. The vegetation community in both impact areas is disturbed, comprised of invasive plant species and few native shrubs. Small-scale drilling operations must be conducted in order to abandon the wells. The majority of project impacts would be temporary and could be mitigated with native plant seed, leaving the area in better ecological condition than currently exists.

Project Description

SECOR is preparing to abandon groundwater monitoring wells surrounding Chevron Station # 9-1312 in Carlsbad, California (Figure 1) after receiving a letter requiring no further action from the County of San Diego, Department of Environmental Health (DEH), Site Assessment and Mitigation Program (SAM).

Two monitoring wells, MW-12 and MW-15, are approximately 100 feet north and 200 feet northwest of the Chevron Station, respectively (Figure 2). Geographic Information System (GIS) vegetation data was obtained from the City of Carlsbad (City) and verified during a site visit. Figure 3 shows vegetation surrounding MW-12 and MW-15 that potentially would be impacted during well abandonment procedures.

Vegetation Assessment

On Tuesday, June 14, 2005, EDAW biologist Brian Woodward visited the site to document vegetation species and update vegetation maps obtained from the City. Pictures were taken of each well abandonment area and are included in Attachment 1.

MW-12 located to the east side of El Camino Real in disturbed habitat dominated by black mustard *(Brassica nigra)*, tocalote *(Centaurea melitensis)*, and tarweed *(Hemizonia fasciculata)*. MW-15 is located to the west of El Camino Real in disturbed habitat dominated by ripgut brome *(Bromus diandrus)*, red foxtail brome *(Bromus madritensis)*, black mustard, tocalote, and tumbleweed *(Salsola tragus)*. A complete list of plants observed during the site visit are included in Table 1.

TABLE 1. VEGETATION SPECIES OBSERVED IN MONITORING WELL REMOVAL AREA.

Vegetation community	Common Name	Scientific Name	Non-Native
Disturbed	Big Saltbush	*Atriplex lentiformis*	
Disturbed	Wild oats	*Avena fatua*	X
Disturbed	Coyote Brush	*Baccharis pilularis*	
Disturbed	Ripgut Brome	*Bromus diandrus*	X
Disturbed	Red Brome	*Bromus madritensis* ssp. *rubens*	X
Disturbed	Black mustard	*Brassica nigra*	X
Disturbed	Tocalote	*Centaurea melitensis*	X
Disturbed	Fennel	*Foeniculum vulgare*	X
Disturbed	Tarweed	*Hemizonia fasciculata*	
Disturbed	Telegraph weed	*Heterotheca grandiflora*	
Disturbed	Coastal goldenbush	*Isocoma menziessi* var. *vernoniodoides*	
Disturbed	Cheeseweed mallow	*Malva parviflora*	X
Disturbed	Horehound	*Marrubium vulgare*	X
Disturbed	Tumbleweed	*Salsola tragus*	X

According to the modified Holland vegetation classification (Sawyer & Keeler-Wolf, 1997), both areas are disturbed habitat (11300). Disturbed habitat is traditionally populated by non-native species after being altered through grading, vehicle use, or other human activity. While some coastal sage scrub species occur on site, they are sparse in distribution and do not constitute a coastal sage scrub habitat. Disturbed vegetation is poor habitat for wildlife. No listed or sensitive species were observed during the site visit.

Discussion & Mitigation

Calculation of impacts to disturbed lands in accordance with the City's Habitat Management Plan (HMP) indicate a mitigation fee may be assessed by the City for permanent impacts not mitigated on-site (City of Carlsbad, 1999). SECOR may mitigate for temporary impacts on-site through hand-broadcasting coastal sage scrub seed, leaving the area in better ecological condition than currently exists. Table 2 includes calculated temporary and permanent impacts for the well abandonment project.

TABLE 2. TEMPORARY AND PERMANENT IMPACT ACREAGES FOR WELL ABANDONMENT PROJECT.

Impact Type	Acres
Temporary	0.0365
Permanent	0.0002
Total	**0.0367**

Per City guidelines (City of Carlsbad, 1999), mitigation for impacts to Habitat Management Plan-defined "Disturbed Lands" indicate that "offsite mitigation for habitat in this group which is not conserved or mitigated onsite, shall pay a per acre in lieu

mitigation fee in an amount to be determined by the City Council." SECOR wishes to mitigate impacts on-site, which should result in no mitigation fees.

1997 Sawyer & Keeler-Wolfe, A Manual of California Vegetation http://endeavor.des.ucdavis.edu/cnps/front.html

1999 City of Carlsbad, Habitat Management Plan for Natural Communities in the City of Carlsbad, Part D, Section 6, Table 11.

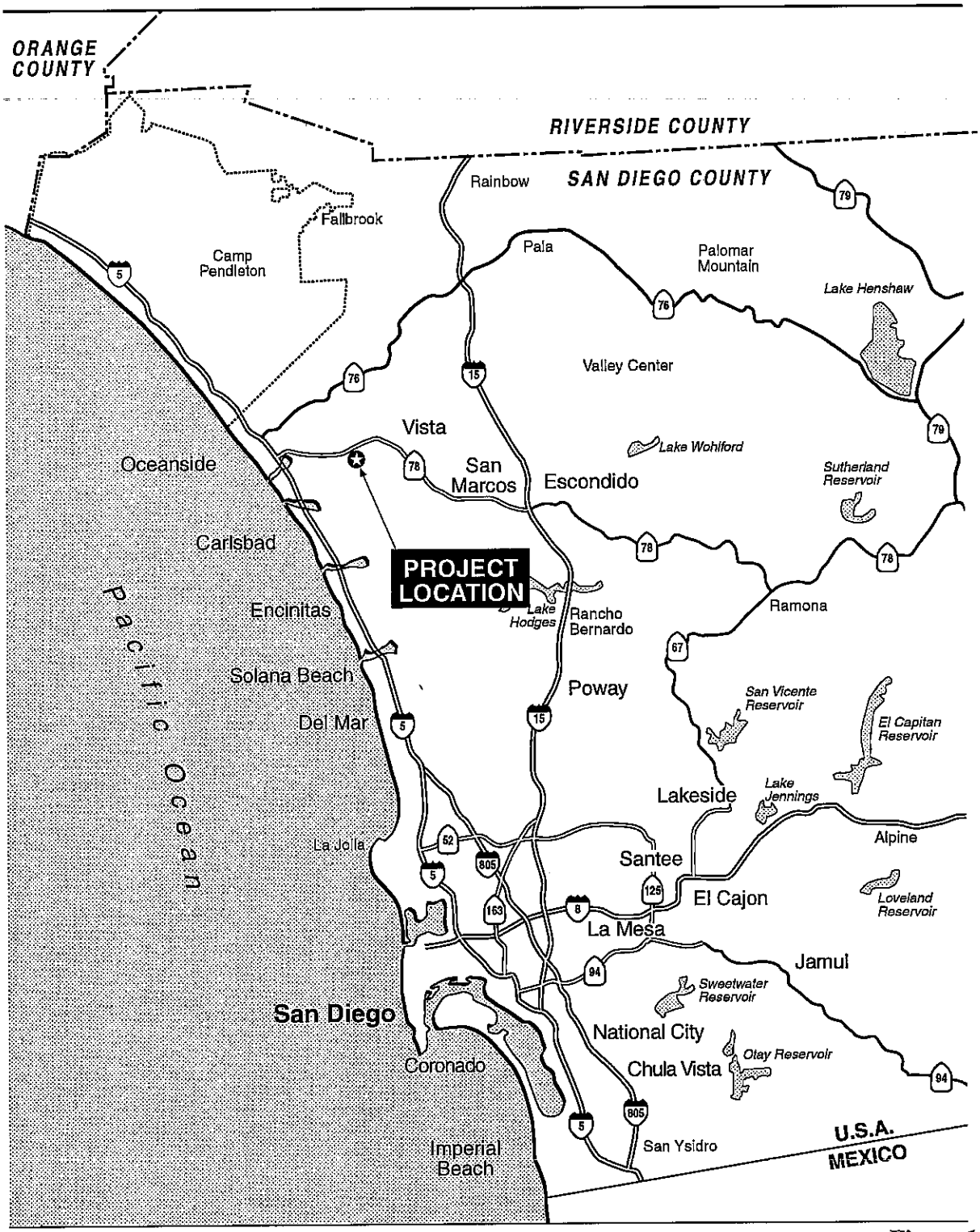


Figure 1
Regional Map

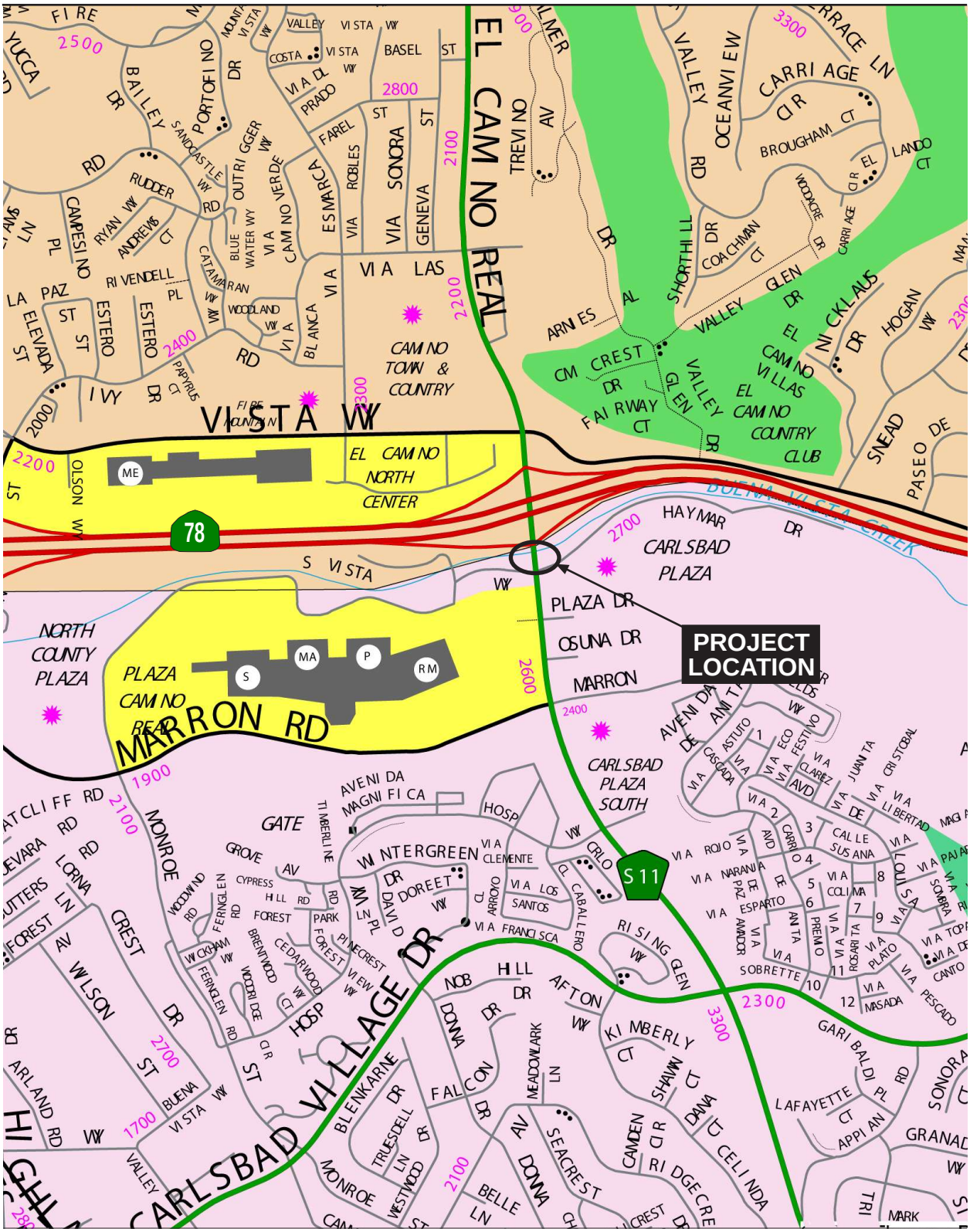
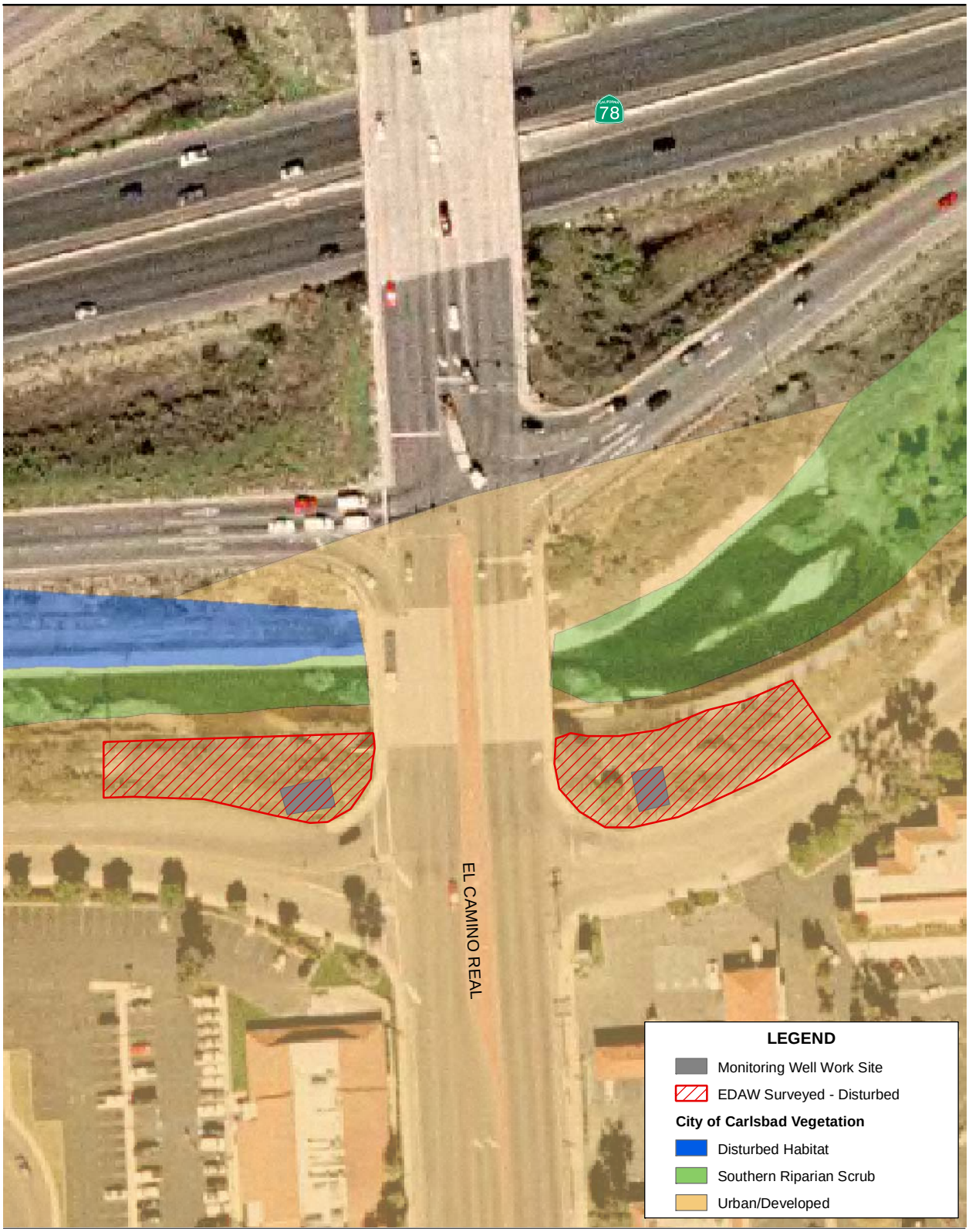


Figure 2
Vicinity Map



Source: Eagle Aerial, City of Carlsbad

NORTH

100 50 0 100 feet

Scale: 1:1,200; 1 inch = 100 Feet

Figure 3
Vegetation Map

Photo #1 **Proposed Impact Area for MW-15 in Disturbed Habitat**

Photo #2 **MW-15 Wellhead Surrounded by Disturbed Vegetation**

Photo #3 **Proposed Impact Area for MW-12 in Disturbed Habitat**

Photo #4 **MW-15 Wellhead Surrounded by Disturbed Vegetation**

Attachment C

Environmental Checklist Form

1. Project title: Chevron Station 9-1312 Well Abandonment

2. Lead agency name and address:
City of Carlsbad
Planning Department
1635 Faraday Avenue
Carlsbad, CA 92008-7314

3. Contact person and phone number:
Don Rideout (760) 602-4600

4. Project location:
2500 El Camino Real, Carlsbad, CA. The site is located on the corner of Haymar Drive and El Camino Real. (Figure 2 of Attachment B)

5. Project sponsor's name and address:
Chevron Environmental Management Company
145 South State Street, Suite 400
Brea, CA 92822

6. General plan designation: _____ 7. Zoning: _____

8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

Twenty existing on and off-site groundwater monitoring wells will be destroyed by over drilling the wells to their respective total depths. Wells will be destroyed by removing all material in the original borehole, including casing, filter pack, and annular seal, and will be backfilled from the total depth to ground surface in accordance with the County of San Diego, Department of Environmental Health (DEH), Land and Water Quality Division (LWQD), Site Assessment and Mitigation (SAM) Manual (SAM, 2004) and Department of Water Resources (DWR) Bulletins 74-81 and 74-90. Two of the wells (MW-12 and MW-15) are located off-site within the riparian vegetated area adjacent to the concrete lined Buena Vista Creek (Figure 3 of Attachment B).

Well destruction will be conducted by West Hazmat Drilling, Inc. (West Hazmat) using a mobile CME-75 drilling rig equipped with 10-inch diameter hollow-stem augers. Each well casing will be completely withdrawn from its borehole prior to over-drilling. Each borehole will be over-drilled to its respective total depth to remove all well construction and annular fill materials. The boreholes will be backfilled with bentonite-grout slurry from the bottom of the borehole to 4 feet below ground surface (bgs). The concrete seal will be completed with an outward slope to ensure proper surface runoff.

Drill cuttings for all well destruction activities will consist of filter pack sand and bentonite sealing materials. Drill cuttings generated during the destruction activities will be placed in 55-

gallon drums properly labeled and temporarily stored on-site pending transport and disposal by Chevron-approved contractors. The well box and casing materials will be disposed of by West Hazmat at a sanitary landfill.

Approximately 1,600 square feet of riparian vegetation may be impacted during drilling activities. An area of approximately 20 feet by 40 feet will be required for the drill rig and surrounding work area for well MW-12 and MW-15 (Figure 3 of Attachment B). During well abandonment activities, great care will be taken to ensure minimal damage to all vegetation. Native species are not anticipated to be impacted during well abandonment activities. A SECOR biologist will be on-site during the abandonment of MW-12 and MW-15 to ensure that damage to all vegetation is avoided. The sidewalks and the portion of Haymar Drive within the traffic control zone will be utilized for well abandonment materials to minimize impact to the riparian vegetation. Given the close proximity to Buena Vista Creek, best management practices such as fiber rolls will be utilized during well abandonment activities to create a barrier around the perimeter of the work area preventing discharge of water and sediments to Buena Vista Creek.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:
The site is bounded by Buena Vista Creek to the north, and by retail stores and parking areas to the east, south, and west. Surrounding land use (within a 1.0-mile radius) includes one public school (Carlsbad High School), which is situated to the south of the site. The predominant land uses are commercial and residential.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
County of San Diego, Department of Environmental Health, Land and Water Quality Division, Site Assessment and Mitigation Program

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

X	Aesthetics		Agriculture Resources		Air Quality
X	Biological Resources		Cultural Resources		Geology /Soils
	Hazards & Hazardous Materials	X	Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____

Signature Date

_____ _____

Signature Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X Minimal temporary impact	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?		X Use fiber rolls to minimize loss of topsoil		

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
VII. HAZARDS AND HAZARDOUS MATERIALS B Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
VIII. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X Possible release of sediments into Buena Vista Creek	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
XI. NOISE B Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X Increase in noise levels during drilling activities – limited to one week	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
XII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other public facilities?				X
XIV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
XV. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X Increase in traffic during drilling activities – limited to one week	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
XVI. UTILITIES AND SERVICE SYSTEMS B Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project=s projected demand in addition to the provider=s existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project=s solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X